



ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION
Board of Directors 2nd Quarter 2022 Meeting
July 28, 2022 – 6:30pm
Meeting Minutes

Call to Order/Verification of Quorum

Dave Duckworth called the meeting to order @ 6:30pm and quorum was verified.

Board Members in Attendance: Dave Duckworth, President; Greg Strand, Vice-President & Treasurer; Steve Champion, Secretary; Skip Hoeder, Director; Janie Murnane, Director

Management Present: Margaret Troyer, Community Manager; Jacki Nasi, Executive Assistant; Nick Galaviz, Community Access Administrator; Heidi Hewitt, Residential Design Coordinator; Maria Jackson, Community Standards Coordinator; Dave Hunt, Community Access Admin Assistant

Other Representatives Present: Andy Anderson, Policy Chair; Fred Shipley, Finance Chair; Josh Bolen, ACCCA Legal Representative

I. Approval of Minutes

- Steve Champion made a motion to approve the April 28, 2022 minutes, as presented. 2nd by Greg Strand. Motion unanimously carried.

II. ACCCA Community Manager Report – Margaret Troyer

- Margaret reported that the roadwork was complete, with 16 miles of road being sealed. Lightning strikes affected the a/v system at the Civic building, as well as operations at the Hills gate. DLC performed maintenance on 400 trees in the community and the fountain deep clean, stair repair is scheduled.

III. ACCCA Communications Report – Jim Wilton

- Jim reviewed emails sent in the 2nd quarter, mentioning that roadwork and summer preparations were the focus of communications. Ninety-nine point two percent (99.2%) of homes in the Country Club receive the email news blasts, with an opening percentage of seventy-three point nine (73.9%).

IV. Anthem Community Council Board Update – Bob McKenzie, ACCCA Representative

- Margaret narrated the report prepared by Bob, as he had prior commitments and could not attend. The Facilities Master Plan Committee provided a list of recommendations to the Council Board.

V. ACCCA Committee Reports – Summary of 2nd Quarter 2022

Lifestyle Enhancement Committee (LEC) – Presented by Janie Murnane, Chair

- The Committee reviewed 158 applications during Q2 2022; 55 were approved, 100 were approved with stipulations, and 3 were denied.
- The top LEC violations in the 2nd quarter were groom/replenish granite, weeds, trim landscape/removed dead plants and trees, paint house/walls and remove string lights/lighting on fence.
- No recommendations from the LEC were presented at this time.

Policy Committee – Presented by Andy Anderson, Chair

- There were 28 appeals heard during this quarter; 7 for improper gate entries, 20 appeals for speeding (15 excessive @ 11+mph and 5 courtesy notices for 8-10 mph) and 1 appeal for improper parking.
- The Policy Committee worked with the GPP to review the fine policy related to speeding fines. A draft recommendation to the Board will address both monetary fines and transponder deactivation.
- No recommendations from the Policy Committee were presented at this time.

Gates, Property and Patrol Committee – Prepared by Don Trefry, Chair

- Don was unable to attend, Margaret gave his report.
- Don met with Janie Murnane to discuss inclusion of key community policies regarding traffic for the LEC brochure.
- Margaret and Don met to review both the gate security and maintenance contractors. It was decided that RFP's for both would be sent out. The security contract has been added to this evening's agenda for the Board to approve, Sunstates Security being the clear choice of both the GPP and Finance Committees.
- No recommendations from the Policy Committee were presented at this time.

Finance Committee – Presented by Fred Shipley, Chair

- Fred reviewed the Operating and Reserve fund balances.
- The Lifestyle Enhancement Fund continues to meet forecasted amounts.
- The Committee continues to review Reserve fund adequacy and is preparing alternative scenarios for the Board's consideration.
- The Committee has received a draft version of the next Reserve Study for review at their next meeting.
- Bob McFall has rejoined the Committee.
- A recommendation was presented to the Board; to invest the approximate \$3.0M in reserve cash in either US Treasuries or CD's in order to begin laddering our Reserve portfolio. The Committee also recommends the Board approve Karen Levering and Bill Clark as new Committee members at the August 4th administrative meeting.

VI. New Business

- The Sunstates Security proposal was discussed by the Board. Greg Strand put forth a motion to approve option B from Sunstates Security. Skip Hoeder 2nd the motion and the Board unanimously voted to approve.
- The Foster Electric Maintenance Agreement is due for renewal. Steve Champion motioned to approve the quarterly service agreement. Janie Murnane 2nd the motion and the Board unanimously voted to approve.
- The 2023 DLC Contract (Addendum #11) was also unanimously approved on a motion by Steve Champion, and a 2nd by Greg Strand.
- An agreement with Communications Consulting Group for current and future telecommunication utility company easements was reviewed by the Board. Motion by Steve Champion to approve the contract, 2nd by Greg Strand, a unanimous vote followed.

VII. Open Discussion

- An analysis of fines \$100.00 and over will be prepared in order to discuss an enforcement effort for past due CC&R (speeding) violations. It will be added to the September 1st Board administrative agenda.
- The GPP previously recommended the fountain renovation/repair project be tabled until 2023, with the \$88K in reserves being deferred.
- Homeowner, Ron Jerich, requested the ACCCA Boards support in restricting Skatepark access to Anthem residents only. The board agreed to add it as an agenda item for further discussion at their August 4th meeting.

There being no further business, the meeting adjourned at 7:50pm.

Respectfully Submitted,

Jacki Nasi

Executive Assistant